

**Minutes**  
**St. Paul Rent Stabilization Task Force**  
**March 08, 2022**

**Members present:** Katherine Banbury, Tony Barranco, Cecile Bedor, Jay Benanav, Clinton Blaiser, Scott Cordes, Phillip Cryan, Arline Datu, Khayree Duckett, Kelly Elkin, Tou Fang, Jessica Fowler, Thomas Godfrey, Robbie Grossman, Rich Holst, Mya Honeywell, Abdiaziz Ibrahim, Rawnsion Ivanoff, Chue Kue, Bill Lindeke, Nene Matey-Keke, Carin Mrotz, Tom Nelson, Dalton Outlaw, Kevin Pranis, B. Rosas, Tony Sanneh, Katheryn Schneider, Julie Schwartz, Emmanuel Speare, D'Angelos Svenkeson, Chris Tolbert, Marcus Troy, Clara Ware

**Members not present:** Monica Bravo, Carolyn Brown, Malik Davis, Myisha Holley, Nathaniel Khaliq, Tram Hoang, J. Kou Vang,

**City of St. Paul staff present:** Kirstin Burch, Jon Grebner, David Gorski, Mary Guerra, Brynn Hausz, Tony Johnson, Luis Pereira, Ian Welsh, Doua Yang, Adam Yust

**CURA staff present:** C. Terrence Anderson, Tony Damiano, Edward Goetz, Malik Holt-Shabazz,

1. Call to order

- The meeting was called to order at 1:00 by Tony Sanneh. The meeting was virtual.

2. Agenda

- Approval of Previous Minutes
- Announcement
- Summary of Week 2 Feedback Survey
- Learning Session: Rent Caps, Decontrol

3. Approval of Previous Minutes

- Meeting minutes were amended to indicate that Brynn Hausz, City of St. Paul, was in attendance
- **Vote:** Minutes approved with amendment.

4. Announcement

- A shared Google Drive folder has been created that will contain minutes, post-meeting survey results, PowerPoints, and other resources for taskforce members. The link is: <https://drive.google.com/drive/folders/1n1Ao9JPEUL5q8D3weyl6CyZeKLPdDauH>.

5. Summary of Week 2 Post-meeting Survey

- Ed Goetz presented themes from the post-meeting survey questions from the previous week
- 18 of the 41 members submitted answers.

6. Learning Session: Rent Caps and Decontrol

- Wide range of caps used by cities. Four approaches typically used:
  - Fixed percentage increase
  - Variable increases, tied to inflation rate
  - Variable increases combined with fixed percentage (as an upper and/or lower limit)

- Rate set by rent board.
- Breakout and full-group discussion of rent cap approaches. Arguments for and against fixed and variable rates were made.
- Vacancy decontrol is the most common form of decontrol in rent stabilization programs. Three variations of vacancy decontrol:
  - Full decontrol – no limit to rent increases when vacancy occurs
  - Partial decontrol – increase allowed above the cap, but not unlimited
  - Vacancy control – no change to the allowable rent increase when vacancy occurs.
- Full group discussion of decontrol.
  - It was felt that a better understanding of the provisions of the current St. Paul program would facilitate a more productive discussion.

#### 7. Adjournment

- The meeting was adjourned at 3:00 p.m. by Tony Sanneh.